

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 16-04

**RESOLUTION MEMORIALIZING THE
FINDINGS OF FACT AND REASONS FOR APPROVAL
RELATING TO THE VARIANCE APPLICATION OF
SYLVIA DORSEY FOR THE SUBDIVISION
OF HER PROPERTY AT 260 EDGEWOOD LN**

WHEREAS, Sylvia Dorsey is the owner of certain real property located at 260 Edgewood Ln., legally described as follows:

LOT 6, BLOCK 1, HOWARD RUNGES 2ND ADDITION

(the "Property");

WHEREAS, Sylvia Dorsey has applied for a Variance to allow a reduction in minimum lot size for a newly subdivided lot; and

WHEREAS, the existing shape of the lot and orientation of the lot as it relates to Sherwood Ct. presents significant constraints on the development of the property; and

WHEREAS, a public hearing on the application was heard by the Committee of Adjustments on June 21, 2016, at which meeting the Committee of Adjustments voted to approve the Variance request; and

WHEREAS, contemporaneously with the votes on the motions, the Committee of Adjustments members voting to approve the request made the following findings of fact:

FINDINGS OF FACT

1. The Variances are in harmony with the general purpose and intent of the Ordinance;
2. The terms of the Variances are consistent with the Comprehensive Plan; and
3. The property owner has established that there are practical difficulties in complying with the Zoning Ordinance because of the following:
 - a. The Property owner proposes to utilize the Property in a reasonable manner;

- b. The plight of the property owner is due to circumstances unique to the Property, specifically the shape and orientation of the lot.
- c. The Variances will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul Committee of Adjustments that the Variance to reduce the minimum lot width to 77.2 feet (variance of 22.8 feet) is approved based on the Planner's report, dated June 21, 2016, which is hereby adopted and incorporated herein;

AND BE IT FURTHER RESOLVED that the following conditions are imposed on the applicant:

1. The applicant shall apply for an administrative plat review to subdivide the new lot per the submitted plat plan within one year of this approval.
2. Should application of a building permit be submitted in the future for the construction of a new home on the newly created lot, the applicant shall submit proper drainage plans to mitigate any potential impact to neighboring property owners.

Passed this 21st day of June, 2016.

Ayes:

Nays:

Attest:

Chris Hubert
Committee of Adjustments Chair

Jennifer Dull,
Recording Secretary